



APPROVED MINUTES

SUNNYVALE PLANNING COMMISSION

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **August 22, 2005** at 8:00 p.m. with Chair Hungerford presiding over the meeting.

ROLL CALL

Members Present: Chair Charles Hungerford; Vice Chair James Fussell; Commissioner Laura Babcock; Commissioner Larry Klein; Commissioner Chris Moylan; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: None

Staff Present: Trudi Ryan, Planning Officer; Joan Borger, Senior Assistant City Attorney; Gerri Caruso, Principal Planner; Andy Miner, Principal Planner; Kelly Diekmann, Associate Planner; Jamie McLeod, Associate Planner; and Deborah Gorman, Recording Secretary

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CITIZENS TO BE HEARD

None

APPROVAL OF MINUTES of August 8, 2005

Comm. Simons and Comm. Fussell commented that he did not receive copies of the detailed minutes from the August 8, 2005 meeting in a timely manner.

Comm. Simons moved to approve the Summary Minutes of August 8, 2005 only. Comm. Babcock asked that the motion include the detailed minutes for the two issues that are going to Council tomorrow evening, August 23, 2005: Study Issue - Extending Approval of Wright Avenue Single-Story Combining District; and project number 2005-0609, for a four-unit development of a site located at 926 South Wolfe Road. Comm. Simons agreed. Comm. Babcock seconded the motion. The remaining detailed minutes from the August 8, 2005 meeting will be addressed at a future meeting.

ACTION: Comm. Simons made a motion to approve the Summary Minutes of August 8, 2005 and the detailed minutes for two issues: Study Issue - Extending Approval of Wright Avenue Single-Story Combining District; and project number 2005-0609, for a four-unit development of a site located at 926 South Wolfe Road. Comm. Babcock seconded. Motion carried 5-0-2. Comm. Fussell and Comm. Moylan abstaining.

PUBLIC HEARINGS/GENERAL BUSINESS

1. 2005-0106 – The Ridgecrest Group [Applicant] Omid Shakeri [Owner]: Application for related proposals on a 29,250 square-foot site located at **574 Bobolink Circle** in a R-0/S (Low-Density Residential/Single Story) Zoning District. (Negative Declaration) (APN: 309-02-034) AM; **(Continued from July 11, 2005) (Applicant requests continuance to October 24, 2005)**

- **Rezone** from R-0/S (Low-Density Residential/Single Story) to R-0/PD/S (Low-Density Residential/Planned Development/Single Story)
- **Special Development Permit** to construct 4 single-family homes, and
- **Parcel Map** to subdivide one lot into four lots.

Comm. Fussell made a motion to continue the item to October 24, 2005. Comm. Moylan seconded the motion. Motion carried unanimously, 7-0.

ACTION: Comm. Fussell made a motion on item 2005-0106 to continue the item to October 24, 2005. Comm. Moylan seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: Item to be continued to the October 24, 2005 Planning Commission meeting.

2. 2004-0023/2005-0324 – Lockheed Missiles & Space Co. Inc. [Applicant/Owner]: Application for related proposals located at **1111 Lockheed Martin Way** (near 3rd Ave) in an MP-I/MP-TOD (Moffett Park Industrial/Moffett Park TOD) Zoning District. (APN: 110-01-025) AM **(Continued from August 8, 2005) (Applicant requests continuance to September 26, 2005)**

- **Tentative Map** on a 206-acre site to subdivide one lot into five lots, and
- **Variance** to allow five parcels without each lot frontage on a public street.

ACTION: Comm. Fussell made a motion on Item 2004-0023/2005-0324 to continue the item to September 26, 2005. Comm. Sulser seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: Item to be continued to the September 26, 2005 Planning Commission meeting.

3. **2005-0512** – Appeal of a decision by the Director of Community Development denying a Use Permit on a 1.2-acre site to allow existing educational use in an industrial building. The property is located at **1140 W. Evelyn Avenue** (near Bernardo Avenue) in an M-S (Industrial and Service) Zoning District. (APN: 161-31-035) JM **(Continued from August 8, 2005)**

ACTION: Comm. Fussell made a motion on Item 2005-0512 for Alternative 1, to uphold the Administrative Hearing Officer's decision and deny the Use Permit. Comm. Simons seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is appealable to the City Council no later than September 6, 2005.

4. **2005-0623** – **Toyota of Sunnyvale** [Applicant] **Su Family Partners, Lp** [Owners]: Application for a Special Development Permit on a 27,948 square-foot site to allow the conversion of a portion of an existing building into a carwash and to upgrade the facade. The property is located at **876 West El Camino Real** (near S Pastoria Ave) in a C-2/ECR (Highway Business/El Camino Real Precise Plan) Zoning District. (Negative Declaration) (APN: 201-21-003) AM **(Continued from August 8, 2005)**

ACTION: Comm. Simons made a motion on Item 2005-0623 for Alternative 2, to adopt the Mitigated Negative Declaration and approve the Special Development Permit with modified conditions: to modify COA 1.I. to 7:30 p.m.; to modify COA 2.C. to read, "Final construction drawings shall incorporate all appropriate noise mitigation measures"; to modify COA 3.B. to read, "Doors shall be designed to appear as storefront doors." Comm. Babcock seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is appealable to City Council no later than September 6, 2005.

5. **2005-0565:** Application for a Special Development Permit on a 6,500 square-foot site to allow a second-story addition and a detached garage with a second story accessory living unit resulting in a 64% Floor Area Ratio where 45% may be allowed without Planning Commission review. The property is located at **375 Carroll Street** (near E. Iowa Ave) in a DSP-8b (Downtown Specific Plan/Block 8b) Zoning District. (APN: 209-25-020) JM

ACTION: Comm. Babcock made a motion on Item 2005-0565 for Alternative 1, to deny the Special Development Permit, Comm. Klein seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is appealable to the City Council no later that September 6, 2005.

- 6. 2005-0625 – Tasman Morse Partners** [Applicant] **Berg Family Partners, LP** [Owner]: Application for related proposals on a two parcel 3.8 acre site located at **405 Tasman Drive and 1122 Morse Avenue**, (at the intersection of Morse and Tasman) in an R-4/P-D (High-Density Residential/Planned Development) and MS/ITR/R-3/P-D (Manufacturing and Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning Districts. (Mitigated Negative Declaration) (APN: 110-29-007, 110-14-167) KD

- **Special Development Permit** to allow the construction of 72 townhomes, and
- **Tentative Map** to subdivide two lots into 10 lots for condominium purposes and two common lots.

ACTION: Comm. Moylan made a motion on Item 2005-0625 for Alternative 2, to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with modified conditions as indicated by staff in the presentation of the staff report. Comm. Fussell seconded. Motion carried 6-1, Comm. Simons dissenting.

APPEAL OPTIONS: This item is appealable to the City Council no later that September 6, 2005.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

Ms. Ryan advised that the Special Meeting of the Planning Commission on August 29, 2005 will begin at 8 p.m., rather than 7 p.m., and that there will be no study session before the meeting.

City Council Meeting Report

Ms. Ryan said there have been two City Council meetings since the last Planning Commission meeting. There were no Public Hearing items related to Planning at either meeting. There is a Council meeting tomorrow evening, August 23, 2005 with four Planning-related Public Hearing items on the agenda. Two of these items are appeals of Planning Commission decisions and two items are reports with Planning Commission recommendations. Comm. Moylan asked which two items were appealed. Ms. Ryan said one is the South Peninsula Hebrew Day School appealing the maximum number of attendees and the second is a Design Review on 694 Conway Road.

Comm. Sulser asked about Council's decision regarding liquidambar street trees that was heard by Council on August 9, 2005. Ms. Ryan said they made a two-part decision. The first part is to allow property owners with liquidambar street trees to apply for permission to remove and replace the trees at their expense. The second part of the decision was to direct Public Works to return to Council with criteria, considering the aesthetics and the environment,

regarding how many trees per year or per street could be removed. The species of replacement trees would be selected by the City arborist.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer